



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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January 29, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF DUARTE, LAKE LOS ANGELES,  
LANCASTER, AND LITTLEROCK  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

4369 East Avenue H, Lancaster, California 93535  
10056 East Avenue R-6, Littlerock, California 93543  
41355 151st Street East, Lake Los Angeles, California 93535  
23265 West Avenue B-8, Lancaster, California 93536  
48112 25th Street East, Lancaster, California 93535  
2139 Broderick Avenue, Duarte, California 90101

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 4369 East Avenue H, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that an application for permit to demolish be obtained by January 18, 2008, (b) that the demolition of the structure(s) be completed by January 18, 2008, and (c) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by January 18, 2008, and maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and exists as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. The interior walls are damaged.
5. Electrical wiring is unsafe.
6. Portions of the waste, vent, gas, and water piping are damaged.
7. The premises contain attractive nuisances, i.e., abandoned or broken equipment, furniture, and junk.

**ADDRESS: 10056 East Avenue R-6, Littlerock, California 93543**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 18, 2008, and maintained cleared thereafter and (b) that the structure(s) be repaired per noted defects or demolished by February 19, 2008. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The premises contain inoperable an apparently abandoned vehicle(s) which are readily visible to the public.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 41355 151st Street East, Lake Los Angeles, California 93535**

**Finding and Order:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by January 18, 2008.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 23265 West Avenue B-8, Lancaster, California 93536**

**Finding and Order:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by January 18, 2008, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Trash, junk, and debris scattered about the premises.
5. Trailers stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 48112 25th Street East, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by January 18, 2008, and maintained cleared thereafter, (b) that the structure(s) be closed to prevent unauthorized entry by January 18, 2008, and maintained closed thereafter, and (c) that the structure(s) be repaired per noted defects or demolished by February 19, 2008. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.

3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 2139 Broderick Avenue, Duarte, California 90101**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by January 18, 2008, and maintained cleared thereafter, (b) that the structure(s) be closed to prevent unauthorized entry by January 18, 2008, and maintained closed and secured thereafter, and (c) that the structure(s) be repaired per noted defects by February 19, 2008.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to children and exists as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. The nonconforming attached enclosed patio is in a state of disrepair and should be demolished.
5. Garage was converted to habitable area without permit.
6. Electrical wiring in the enclosed patio is unsafe due to exposed conductors.

7. Receptacle outlets in the enclosed patio are noncomplying.
8. The water heater lacks an approved vent.
9. Gas piping is under the slab of enclosed patio.
10. Laundry stand pipe is insanitary.
11. The premises contain attractive nuisances, i.e., abandoned or broken equipment, furniture, trash, junk, and debris.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William T. Fujioka", with a stylized flourish at the end.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW  
RP:TEG:pc

c: County Counsel